

Future Land Use Plan

The future land use plan (Exhibit 4.1) is a composite of each of the future land use maps derived as part of the neighborhood workshops. The future land use designations represented are in keeping with the conventional standards established by the City's General Plan, however, the purpose and intent behind those "colors" relies on the neighborhood plans themselves. The City's General Plan provides a broad pallet of land use descriptions, but is not intended to provide a higher level of detail of pattern and form. The community area plan process is intended to serve that purpose. Again, the conveyance of land pattern and urban form are demonstrated in the neighborhood plans.

With regard to the future land use plan, there are several key elements that are unique to the Southwest Area, or are a result of the process. These would include:

- *Designation of areas for mixed use or for transition.* Because much of the Southwest Area has developed based on traditional or rural lifestyles and patterns, many of the uses are holdovers from those patterns or evolutions thereof. The primary example is live/work and home-business uses. These uses prevail throughout the planning area and a new land use category had to be created that would take into account these practices. The concept of mixed use as a future land use application is also a preferred form for the area. It is consistent with many of the goals and desired patterns of many of the neighborhoods.
- *Rural protection areas or semi-rural land patterns.* The General Plan represents desired future land uses as contained within a defined urban area boundary. Uses are considered to be at urban densities or intensities within that boundary. The notable exception is the "Mountain/Corridor" category that allows for 1 dwelling unit per every 10 acres based primarily on terrain constraints. The City General Plan currently does not provide a land use category that specifically recognizes residential densities that fall between the 1-du/10 acres and 1-du/1acre. Many of the developed areas currently within the extraterritorial zone had developed at 1-du/2.5 acres, as the EZ would require.

In order to address this particular issue, areas where the densities fall below the 1 du/ac have been recognized as either the Agua Fria development model or as rural protection area designations, but are shown on the future land use plan as "Very Low Density Residential". In addition, the Agua Fria THC and the adjacent traditional area north of the river retains its classification under the General Plan as the Greater Agua Fria Area.

- *Future land uses as a translation of the existing uses.* The designations on the General Plan Future Land Use Map are intended to respect the underlying zoning. The basic premise is that zoning be consistent with the General Plan. In the case of the SW Area future land use plan, a good portion of the area has not been subject to comprehensive zoning¹ so the land uses could not solely be based on that. Instead, the future land uses are mostly a translation of the way the land is being used. This

¹ Land uses has been regulated under the Extraterritorial Zoning Ordinance (EZO) since the late 1980's, but those land use controls are not considered conventional Euclidean zoning.

explains why the future land use patterns are more discontinuous and random—it merely reflects the land patterns as they exist. Vacant lands, however, are an expression of the desired future patterns that could ultimately be used to strengthen neighborhood identity while balancing future growth.

- *Incorporation of the Santa Fe Metro Area Highway Corridor Plan.* Although the original Highway Corridor Plan was adopted in 2001 and a subsequent unified plan was considered and recommended by the Regional Planning Authority in December of 2001, the City's General Plan was not been directly modified to incorporate key elements of that plan. The future land use plan incorporates both the critical setback requirements of the Highway Corridor Plan as well as those uses recommended within the unified plan.
- *Coordination with other overlapping planning boundaries.* The Santa Fe County Airport Development District planning process is occurring simultaneous to the Southwest Area Master Planning process. For that area that falls within both planning boundaries (generally, the larger intersection of Airport Road and NM 599 north to the Santa Fe River), City and County staff have made valid attempts to respect the recommendations by each planning group and coordinate the results. The desire to keep the processes consistent continues to be an ongoing goal.

One of the most frequently asked questions during the public participation process is how the future land use plan will effect or be tied to future zoning. The answer that is most often given is that the plan becomes the template that will guide and direct future zoning. The goal is for zoning to be done in consistence with the plan.

How this is to be accomplished will be dependent on the applicable jurisdiction, thus annexation plays a role in how land gets zoned. Irrespective of the jurisdiction, implementation should be seamless. If the City annexes lands within the area, the City will either initiate rezoning² of those lands in accordance with the adopted plan or will allow a property owner to initiate rezoning of his land at his/her discretion. For those lands that remain within the EZO, there would need to be revisions made to that code that better reflect these new land use systems. In either case, new or revised zoning districts will need to be created to fully implement the plan. This also includes the development of design standards that would be applied as zoning overlays to those areas shown as future neighborhood pattern models within the neighborhood plans.

² Newly-annexed territory would come into the City as R1 zoning.